

**Behroyan & Associates Real Estate  
Services Ltd.**

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**1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9**

**4358 ROSS CRESCENT, West Vancouver, BC, V7W 1B2, Canada**

**MLS®# R2838802**



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Property Value	\$7,298,000
Type	House
Basement	Unfinished
Parking	2 Car Garage
Taxes	\$27,060.76
Living Area	4,761 sq.ft.
Lot Frontage	54 ft
Lot Depth	188 ft
Lot Size Area	8,223 sq.ft.
Bedrooms	4
Bathrooms	5 full & 1 half

## Description

Gorgeous waterfront lot situated in one of the most exclusive seaside streets with 54' of water frontage. Lot is cleared and ready for construction. Seller has received development variance permit and plans have been submitted for permit and are nearly issued under the old bylaws. This will be an incredible custom project and a very rare opportunity to build a new home on West Vancouver's waterfront without the long wait of the seaside permitting process.

\*239sqft of lower level is studio sqft in garage.

